

CITY PLANNING COMMISSION MINUTES

October 21, 2004

The regular meeting of the City Planning Commission convened Thursday, October 21, 2004 at 1:32 pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Greenberg, Leslie Gentile, Matthew Jenkins, Nick Sramek, Morton Stuhlbarg, Charles Winn

ABSENT: COMMISSIONERS: Mitchell Rouse

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Fady Mattar, Acting Director
Greg Carpenter, Planning Bureau Manager
Angela Reynolds, Advance Planning Officer
Carolyn Bihn, Zoning Officer
Cindy Thomack, Neighborhood Preservation Officer
Ira Brown, Advanced Planning
Vickie Becker, Planner
Jamilla Vollmann, Planner
Lynette Ferenczy, Planner
Heidi Eidson, Minutes Clerk

OTHERS PRESENT: Heather Mahood, Assistant City Attorney
Ellie Tolentino, Housing Bureau
Barbara Kaiser, Redevelopment Bureau Manager
Mike Weber, Long Beach Police Department

PLEDGE OF ALLEGIANCE

Commissioner Jenkins led the pledge of allegiance.

MINUTES

Commissioner Greenberg made a motion to approve the minutes of September 16, 2004 and Commissioner Jenkins seconded the motion which was approved 3-0-3. Commissioners Gentile, Stuhlbarg and Winn abstained and Commissioner Rouse was absent.

SWEARING OF WITNESSES

CONSENT CALENDAR

Greg Carpenter asked that Item 1C be removed from the Consent Calendar for a presentation. Mr. Carpenter also clarified that the recommendation for Item 1A should read, "Planning Commission recommend that City Council approve the execution of a Mills Act Historic Property Contract."

In response to a query from Commissioner Greenberg regarding why a condominium association is responsible for entering into a Mills Act

Historic Contract rather than a majority of condominium owners, Angela Reynolds clarified that the individual unit owners that have applied for the contract are responsible for setting out a work plan of what will be done with the Mills Act tax savings. It is then the responsibility of that unit owner to complete the work.

Mr. Carpenter remarked that staff would prepare a written response that would better explain how the process works.

In response to a query from Commissioner Winn with regards to Item 1G, Mr. Carpenter stated that if the church had not raised enough money to complete the new construction within the designated time frame, the applicant could file for a modification to the conditions and appear before the Planning Commission to request a Time Extension.

Items 1B, 1D, 1E, 1F, 1G, 1H and 1I were approved as presented by staff and Item 1A was approved with the change to the recommendation on a motion from Commissioner Winn, seconded by Commissioner Jenkins and passed 6-0. Commissioner Rouse was absent.

1A. Mills Act Historic Property Contract

Applicant: Cultural Heritage Commission
Subject Site: 140 Linden Avenue
Description: Mills Act Historic Property Contract for the Lafayette Hotel.

Recommended that the City Council approve the execution of a Mills Act Historic Property Contract.

1B. Case No. 0407-26, Conditional Use Permit, CE 04-157

Applicant: Cingular Wireless
Subject Site: 1950 Lemon Avenue
Description: Request for the approval of a Conditional Use Permit to construct and maintain a wireless telecommunication facility, consisting of a 75 foot monopole antenna structure disguised as a pine tree with appurtenant equipment.

Continued to the Planning Commission hearing of November 18, 2004.

1C. Annual Report for the Housing Element of the General Plan

Applicant: Fady Mattar, Acting Director of Planning and Building
Subject Site: Citywide
Description: Annual Report for the Housing Element of the General Plan

Removed to the regular agenda.

1D. Case No. 9801-23, Tentative Parcel Map No. 061999

Applicant: Mark Christoffels, City Engineer
Subject Site: 50 W. Shoreline Drive
Description: Request for approval of Tentative Parcel Map No. 061999 for the purpose of subdividing four existing parcels into

nine parcels on the south side of Shoreline Drive within the Pike at Rainbow Harbor project.

Approved Tentative Parcel Map, subject to conditions.

1E. Case No. 0406-02, Tentative Tract Map No. 061258, CE 04-115

Applicant: Ignacio Luevano
Subject Site: 6666 Orizaba Avenue
Description: Request for the approval of a Tentative Tract Map (No. 061258) to convert a 4-unit residential structure to condominiums.

Approved Tentative Tract Map, subject to conditions.

1F. Case No. 0408-30, Tentative Tract Map No. 061898, CE 04-174

Applicant: K.C. Coultrup
Subject Site: 3425 E. 15th Street
Description: Request for the approval of a Tentative Tract Map (No. 061898) to convert a 19-unit residential structure to condominiums.

Approved Tentative Tract Map, subject to conditions.

1G. Case No. 0212-17, Administrative Use Permit, Site Plan Review, Standards Variance, ND 05-04

Applicant: Anthony Norman
Subject Site: 1219 Pacific Avenue
Description: Request for the approval of an Administrative Use Permit, Site Plan Review, and Standards Variance for the development of two modular buildings for the minor expansion of an existing church and child day care center and the provision of off-site joint-use parking without a guarantee of permanence.

Approved the Administrative Use Permit, Site Plan Review, and Standards Variance, subject to conditions.

1H. Case No. 0408-29, Vesting Tentative Parcel Map No. 61896, CE 04-173

Applicant: K.C. Coultrup
Subject Site: 3516 Ransom
Description: Request for the approval of Vesting Tentative Parcel Map No. 61896, to convert an existing nineteen-unit apartment building into condominiums.

Approved Tentative Map, subject to conditions.

1I. Case No. 0408-31, Vesting Tentative Parcel Map No. 61897, CE 04-175

Applicant: K.C. Coultrup
Subject Site: 3501 Ransom
Description: Request for the approval of Vesting Tentative Parcel Map No. 61897, to convert an existing nineteen-unit apartment building into condominiums.

Approved Tentative Map, subject to conditions.

REGULAR AGENDA

1C. Annual Report for the Housing Element of the General Plan

Applicant: Fady Mattar, Acting Director of Planning and Building
Subject Site: Citywide
Description: Annual Report for the Housing Element of the General Plan

Ira Brown presented the Annual Report for the Housing Element of the General Plan. Mr. Brown explained that the report is a State mandated policy document, which covers housing needs assessment, an inventory of potential sites and a housing plan.

Commissioner Greenberg commented that the report refers to the Boeing Corporation property being used to create a Technology Park, which would in turn create housing needs to accommodate this workforce. Commissioner Greenberg commented that the Boeing project had not yet been approved by the City Council and asked how this would affect the report.

Ms. Reynolds responded that the report would be going to Council and revisions to that section of the report would be looked at. Ms. Reynolds also remarked that clarification language would be added to the report.

In response to a query from Commissioner Jenkins regarding the income level necessary to qualify for low cost housing, Ms. Reynolds stated that per the guidelines established by HUD for a four person household, low income would be 80% of the \$66,000 median income and very low income would be 50% of the median income. She also responded that only 17% of Long Beach residents could afford to buy a market rate house today.

In response to a query from Commissioner Sramek, Ms. Reynolds stated that most of the policies and objectives that are part of the housing element don't come from the general fund, but rather from federal funds and block grant funds.

Commissioner Winn made a motion to receive and file the Annual Report and Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Rouse was absent.

(Item taken out of order to be continued to a date certain)

4. Case No. 0408-16, Administrative Use Permit, Standards Variance, ND 24-04

Applicant: Brooks College
c/o Douglas W. Otto
Subject Site: 4825-4845 E. Pacific Coast Highway
Description: Request to approve Administrative Use Permits to legalize approximately 18,000 square feet of additional classroom floor area at Brooks College and utilize joint-use of two off-

site parking lots and approve Standards Variances to allow the use of compact parking on-site and to allow the use of off-site parking lots without a guarantee of permanence and located greater than 600' from the campus.

Doug Otto, representative for the applicant, stated that they had received a request from the Council office that the item be continued to the Planning Commission hearing of November 18 to allow them time to address some additional concerns regarding the project.

Commissioner Sramek made a motion to continue the item to the Planning Commission hearing of November 18, 2004. Commissioner Winn seconded the motion, which passed 6-0. Commissioner Rouse was absent.

CONTINUED ITEMS

2. Case No. 0408-05, Conditional Use Permit, CE 04-160

Applicant: Colonia Investment Company, Ltd.
Subject Site: 3410 Long Beach Boulevard
Description: Request for the approval of a Conditional Use Permit for the sale of beer and wine for off-premise consumption at a 7-Eleven convenience store.

Vickie Becker presented the staff report recommending approval of the Conditional Use Permit at a 7-Eleven convenience store. Ms. Becker also stated that a change to Condition #14C had been recommended to provide for an alternative security plan subject to review and approval from the Long Beach Police Department, rather than providing a uniformed security guard.

In response to a query from Commissioner Greenberg regarding the number of limitations placed on the business in the Conditions of Approval, Mr. Carpenter responded that while the project meets criteria for approval, staff had received approximately 165 letters in opposition to the approval of the project. Staff therefore took a conservative approach in coming up with conditions that addressed the community's reasons why the project should be denied.

In response to a query from Commissioner Sramek regarding the removal of a parking space, Mr. Carpenter responded that by removing the parking space it would allow cars to enter and exit the parking lot without causing traffic to back up on the street.

Ira Handelman, representative for the applicant, 20528 Vista de Oro Place, Woodland Hills, commented that they accepted the conditions recommended by staff.

Mr. Handelman stated that the proposed interactive security plan would be more effective than a security guard. Westec Security was able to monitor the store 24 hours a day, provide interactive voice control to make audible announcements and if necessary call the police if there was a problem. The plan for this site would also include eight security cameras.

In response to a query from Commissioner Greenberg regarding panhandlers, Mr. Handelman stated that the conditions prohibited the sale of individual cans of beer and wine bottles under 750 ml. and

that through good management and the interactive voice control people would be encouraged to move on.

Steve Bigelow, 1449 Bryant Avenue, Tustin, loss prevention manager for 7-Eleven, stated that the interactive security system was present in 5 other Southern California locations and 25 locations nationwide. The security plan keeps store employees from having to leave the store and get involved in situations through the use of two-way speakers and cameras that put them in direct contact with Westec Security.

Mr. Handelman commented that the program would be reviewed after 6 months to see if there were any problems or areas that needed work. He also remarked that they would be working with the Police Department on the locations of camera placement in the parking lot to determine the most effective spots for capturing license plate information.

Mike Weber, Long Beach Police Department, Planning & Research Section, stated that he initially had concerns with the project due to its close proximity to the freeway, however after discussing the interactive security plan with the applicant's representative he was willing to preliminarily accept this plan over a security guard.

Officer Weber remarked that having security guard intervention sometimes causes small incidents to escalate into larger situations. He further stated that the amount of cameras and the angles of cameras could provide information regarding vehicles coming to and from the property and provide good descriptions of people on the site. The interactive system could also pick up statements made by perpetrators during crimes and later be used for prosecution.

Mike Kowal, 3756 Pine Avenue, Board Member of the Los Cerritos Improvement Association, stated that there was a lot of anxiety and concern over having another liquor outlet in his neighborhood. Although meetings with Mr. Handelman and Mr. Bigelow addressed many concerns of the community, no neighborhood group or business was willing to endorse the project.

Richard Ivey, 242 E. Bixby Road, stated that he was against the project because of its proximity to the 710 and 405 freeway onramps. He commented that the council office had been working to keep alcohol sales away from that particular intersection and that an alcohol permit had previously been denied to a gas station at the same intersection.

Mr. Ivey also stated that it was his understanding that the North Long Beach Police Substation was so understaffed that they could not respond to panhandling calls the same day that they were received.

Christine Stangeland, 3423 Orange Avenue, representing the Kensington Green Condominium Owners Association, presented petitions from tenants that objected to the sale of alcohol at that location. She stated that the tenants enjoyed the fact that the crime statistics were considered low in their neighborhood and didn't want to see that change because of alcohol sales at that site.

Mr. Attiyah, owner of Liquor Land at 2580 Long Beach Boulevard, stated that in the seven years that he had owned his business, he had seen the demographics of the location change. He remarked that his business

had been broken into 5 times and held up twice, one of which was near fatal. He stated that he was concerned that adding more alcohol licenses in the area would cause an increase in crime.

In response to a query from Commissioner Greenberg, Mr. Attiyah remarked that his business did not have much of a problem with loitering.

In response to a query from Commissioner Winn, Mr. Attiyah stated that alcohol sales made up 30-40% of his business, however he dealt mainly in high-end wines.

In response to a query from Commissioner Greenberg, Mr. Attiyah, stated that approximately 30% of his floor area was comprised of alcohol display.

Samir Rosca, 4446 Linden Avenue, employee of Liquor Land, stated that he got shot during a hold-up at Liquor Land. He stated that he did not think that another alcohol license in the neighborhood was good for the community and asked that the Commission deny the request.

Albert Gerra, 900 E. 36th Street, President of the Cal Heights Neighborhood Association, stated that he did not have a problem with a 7-Eleven at the site, but he was against a liquor license. He remarked that in his neighborhood there were 4 bars, 2 liquor stores and a Sav-on and a Rite Aid, which also sold alcohol. The consensus in his neighborhood was that they did not need another outlet for alcohol.

Mr. Handelman, responded that alcohol constituted only 15% of store sales at 7-Eleven and only 5% of the store's display area was for alcohol.

In response to a query from Commissioner Stuhlbarg, Mr. Handelman stated that almost all 7-Eleven stores had alcohol licenses and many of those stores did not have the strict conditions that were required for this project.

In response to a query from Commissioner Gentile regarding why the gas station was denied a permit to sell alcohol, Mr. Carpenter stated that, to the best of his knowledge, the operator had made inquiries to the City and to the neighborhood associations, but never filed an application for the alcohol license due to negative feedback from the neighborhood groups.

In response to a query from Commissioner Gentile, Officer Weber stated that a combination of proximity to the freeway, hours of operation and alcohol sales made it necessary for the store to have a security plan in place.

Commissioner Greenberg made a motion to approve the Conditional Use Permit with a change in the Conditions of Approval regarding the interactive security plan.

Commissioner Sramek stated that he understood the neighborhood's concern that a 7-Eleven located near freeway onramps would create an attractive nuisance for transients and therefore could not support the project.

Commissioner Winn remarked that it was not the Commission's job to determine the market conditions of the area and that the ABC's criteria regarding alcohol sales had been met for that site. He also remarked that conditions were provided to address the concern of loitering.

The question was called and Commissioner Winn seconded the motion, which passed 5-1. Commissioner Rouse was absent.

REGULAR AGENDA

3. Case No. 0303-35, Site Plan Review, Vesting Tentative Tract Map, Finding of General Plan Conformity for Right-of-Way Vacation, ND 07-04

Applicant: Ben Besley, The Olson Company
Subject Site: 133 The Promenade North
Description: Request for approval of Site Plan Review, Vesting Tentative Tract Map No. 61304, and Finding of General Plan Conformity for Vacation of Right-of-Way, to construct a five-story mixed-use development with 97 residential condominium units, 13,133 square feet of commercial space and 322 parking spaces in a two-level subterranean garage.

Carolyn Bihn presented the staff report, recommending approval of the mixed-use development. Ms. Bihn explained that the Redevelopment Agency Design Review Subcommittee was acting as the lead agency in reviewing the design of the project, while the Planning Commission was assuming a supporting role in the design review when considering the entitlements.

She further stated that the agency had previously approved the schematic design of the project on August 23, 2004.

Ms. Bihn stated that there was a change to Condition #14 having to do with the Olson Company's development of the Promenade adding that the improvements be maintained in perpetuity as part of a maintenance district.

In response to a query from Commissioner Greenberg with regards to why the Planning Commission was giving Site Plan Review for the project, Mr. Carpenter stated that the Redevelopment Agency establishes the architectural program and the Planning Commission imposes final Conditions of Approval and grants entitlements.

In response to a query from Commissioner Gentile with regards to the pedestrian link that runs between the two properties, Ms. Bihn explained that the link was consistent with the Promenade Master Plan, it would allow general pedestrian circulation throughout the downtown. Ms. Bihn added that a condition was needed that would specify the hours that the gate would be open as well as a signage program that would explain hours and how to access parking after hours.

Ben Besley, Director of Development for the Olson Company, discussed the design objectives of the project as well as the features of the residential and commercial units.

Miriam Tate, architectural color consultant, 2915 Redhill Avenue, Costa Mesa, discussed the mid century modern character and color schemes of the project.

Mr. Besley requested that access to the pedestrian pass-thru be restricted from 10:00 pm to 8:00 am. and be reviewed annually. This change would be reflected in Conditions 64D and 76.

In response to a query from Commissioner Gentile, Ms. Bihn stated that the Conditions of Approval require that commercial spaces not be utilized for residential purposes and that language to that effect would be contained in the CC and R's.

Commissioner Winn made a motion to approve the project with a change in the Conditions of Approval.

Ms. Bihn suggested that a change to Condition #14 should include language that the applicant or their successor would reconstruct the west half of the Promenade and maintain it in perpetuity as part of a maintenance district. Conditions #64D and #76 should include language stating that the pedestrian pass would remain open to the public except for the hours between 10:00 pm and 8:00 am, subject to annual review and amendment by the Director of Planning and Building at the request of the Homeowners Association. Finally, Condition #90 should be created to provide for a plan for 24 hour pedestrian circulation from the parking garage to the public way including directional signs which would be submitted to the Director of Planning and Building for approval before the issuance of building permits.

Commissioner Winn agreed to amend his motion to include the suggested changes and Commissioner Greenberg seconded the motion, which passed 6-0. Commissioner Rouse was absent.

5. Case No. 0408-27, Standards Variance, Conditional Use Permit, Administrative Use Permit, ND 25-04

Applicant: Christopher Clevely
Subject Site: 1850 Outer Traffic Circle
Description: Request for the approval of a Conditional Use Permit to establish a car dealership with a general auto repair facility, and Standards Variances to provide tandem parking, off-site employee parking and a structure in the required setback.

Jamilla Vollmann presented the staff report recommending approval of the car dealership.

Chris Clevely, applicant, 1715 Newhope Street, Fountain Valley, responded to a query from Commissioner Greenberg by stating that the showroom would be predominantly indoors with a small, elevated outdoor display area for approximately 2-3 cars.

Commissioner Winn made a motion to certify the Negative Declaration and approve the Conditional Use Permit and Standards Variances, subject to conditions. Commissioner Sramek seconded the motion which passed 6-0. Commissioner Rouse was absent.

6. Case No. 0405-21, Conditional Use Permit, Site Plan Review, Lot Merger, CE 04-203

Applicant: Sean Hitchcock
c/o Matthew Erickson of FTA Architecture &
Planning Inc.
Subject Site: 3932 Long Beach Boulevard
Description: Request for approval of a Lot Merger and Site
Plan Review for a one-story 7,400 square foot medical office
building and a Conditional Use Permit for a courtesy parking lot
in a R-1-N Zone.

Lynette Ferenczy presented the staff report recommending approval of the medical office building.

Bud Rasner, 3703 Long Beach Boulevard, applicant, stated that he did a lot of community outreach and that everyone seemed supportive of the project except for one person who mentioned that they had wanted to buy the property themselves. Mr. Rasner stated that he was keeping the residential portion of the site as staff parking since that use would have the least impact on the neighborhood.

Matthew Erickson, architect, 2908 Denmead Street, Lakewood, stated that he felt the design of the project conformed with the historic feel of the neighborhood.

In response to a query from Commissioner Gentile regarding the metal canopy in the front of the building, Mr. Erickson stated that the canopy would project one foot from the building and would be made of 16 gauge painted sheet metal.

Richard Vandenburg, 3927 Elm Avenue, stated that he thought the building was a great project, but didn't want to see the residential property turned into a parking lot. Mr. Vandenburg remarked that the parcel runs along 45 feet of his property and he had wanted to purchase it to keep it residential.

In response to a query from Commissioner Stuhlbarg, Mr. Vandenburg stated that he had offered to purchase the property, but the applicant wasn't interested. He also had an agent contact the previous owner, but never got a response.

Sean Hitchcock, owner/applicant, 2503 Nipomo Avenue, stated that he had owned the property for over two years and no one had every contacted him about selling it.

In response to a query from Commissioner Greenberg, Mr. Hitchcock stated that the size of the residential parcel was 60' x 50'.

In response to a query from Commissioner Greenberg regarding if the lot was big enough to build a house on, Mr. Carpenter stated that staff would not approve a certificate of compliance to build a house because the lot had no street frontage. He further remarked that the only use staff could find for the parcel, other than the proposed use, would be as additional yard space for one of the adjacent residential properties.

Commissioner Greenberg made a motion to approve the Site Plan Review and Conditional Use Permit, subject to conditions. Commissioner

Jenkins seconded the motion, which passed 6-0. Commissioner Rouse was absent.

7. Case No. 0404-12, Standards Variance, CE 04-84

Applicant: Jeffrey and Patricia Moyer
Subject Site: 5704 E. Wardlow Road
Description: Appeal of the Zoning Administrator's decision to deny variance requests for a 6'6" high wood fence within the required front yard setback area (instead of not more than 3' high).

Vickie Becker presented the staff report, recommending denial of the appeal request. Ms. Becker stated that the initial application was also to approve a pool in the front yard setback area, however the applicant's appeal listed only appealing the decision regarding the fence.

Ms. Becker explained that per the Zoning Code, the front property line for a corner lot is defined as the shorter of the two street facing property lines, therefore San Anseline would be considered the front property line. Ms. Becker further remarked that the Zoning Code allows for a maximum fence height of 6'6" in the rear and side yard setback and a 3' high maximum in the front yard setback.

Patricia Moyer, applicant/appellant, 5704 E. Wardlow Road, clarified that they were appealing the decision of what they originally requested, including the swimming pool.

Ms. Moyer stated that photos of their home clearly show that their front door and address are on Wardlow Road and that the property orientation of their home is not unusual for their tract. There are approximately 61 homes in her neighborhood laid out in the same manner.

Ms. Moyer remarked that she had found records that other variances for similar fences had recently been granted in her neighborhood. She also observed other homes in her tract with similar orientation that had the type of fence that they were applying for.

Ms. Moyer stated that the City would allow them to fence off the north side of their property and put a pool in, but she felt that the front yard was not an appropriate place for a pool and that no one would be able to access their front door.

Ms. Moyer also stated that if they built a fence in their front yard, along the north side of their property, it would make it hard for cars to see children riding their bikes down the sidewalk.

Jeff Moyer, applicant/appellant, stated that they wanted to put in an 8' x 12' work out pool in what they considered their side yard.

Mr. Moyer also stated that since the initial Zoning Administrator hearing they had erected a chain link fence, based on what the city would allow, to get a feel for how a fence would look there. Since that time neighbors had written the City to oppose that fence.

Brianne Moyer, daughter of the applicants, stated that she wanted the workout pool for water polo practice. Her school schedule couldn't always accommodate her practicing at the YMCA.

Jessica Moyer, daughter of the applicants, stated that their bedroom windows face the street and that she felt that a fence there would be safer.

Pete Amarantos, 5703 E. Wardlow Road, stated that he lives across the street from the applicants and was in favor of the project.

Mr. Carpenter stated that when looking at variance cases staff looks at the development of the lot, the layout of the tract and the best interest of the immediate neighborhood. Mr. Carpenter further stated that all of the individual lots in this tract front on San Anseline, except for this one. Mr. Carpenter stated that he felt that building a high fence on San Anseline would seem more out of place than a wall on Wardlow and that a pool could be put in the back yard behind the house.

In response to a query from Commissioner Gentile regarding other corner lots with fences in the area, Ms. Becker stated that there were 12 similar properties noted, the closest of which was 2 blocks away and none fronted on Wardlow Road. Also, of the variances that were granted, while the situations looked similar, each case was unique and hardship was presented.

Commissioner Winn stated that variances for walls cannot be granted without showing a hardship. If a variance were to be granted for this case, it would be precedent setting.

Commissioner Winn then made a motion to deny the appeal and uphold the decision of the Zoning Administrator to deny the variance request. Commissioner Sramek seconded the motion which passed 5-0-1, with one abstention. Commissioner Rouse was absent.

8. Case No. 0406-03, Site Plan Review, Conditional Use Permit, Standards Variance, ND 18-04

Applicant: Camden Holdings, LLC
Subject Site: 3402 Atlantic Avenue
Description: Request for approval of a Site Plan Review and Conditional Use Permit for a one-story 1,918 square foot minor auto repair facility (EZ Lube).

Lynette Ferenczy presented the staff report recommending the approval of the EZ Lube auto repair facility.

Ms. Ferenczy noted that two items listed on the public hearing notice regarding variances for landscaping and curb-cut width had been withdrawn by the applicant.

Alex Gurski, applicant, 15420 Laguna Canyon Road, Irvine, stated that they would provide an environmentally friendly oil change service to the community. He also remarked that they were in agreement with the conditions prepared by staff.

Commissioner Sramek made a motion to certify Negative Declaration 18-04 and approve the Site Plan Review and Conditional Use Permit, subject to conditions. Commissioner Winn seconded the motion which passed 6-0. Commissioner Rouse was absent.

MATTERS FROM THE AUDIENCE

There were no matters from audience.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

Fady Mattar reported that the project at 56 La Linda Drive, including the Oak Tree Permit, was withdrawn by the applicant.

Mr. Mattar also announced that Carolyn Bihn had been promoted to the position of Zoning Administrator.

MATTERS FROM THE PLANNING COMMISSION

The were not matters from the Planning Commission.

ADJOURN

The meeting adjourned at 5:30.

Respectfully submitted,

Heidi Eidson
Minutes Clerk